

028.A

0003

0009.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

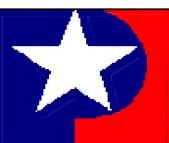
357,800 / 357,800

USE VALUE:

357,800 / 357,800

ASSESSED:

357,800 / 357,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1: DURAND KEVIN D & Unit #: 9

Owner 2: ROSS ELIZABETH S

Owner 3:

Street 1: 65 PORTER RD #3

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: Y

Postal: 02140 Type:

PREVIOUS OWNER

Owner 1: 215 MASS AVE CONDO LLC -

Owner 2: -

Street 1: 30 SLADE STREET

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	357,800			357,800				
Total Card		0.000	357,800			357,800	Entered Lot Size			
Total Parcel		0.000	357,800			357,800	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	347,700	0	.	.	347,700	347,700
2019	102	FV	299,600	0	.	.	299,600	299,600
2018	102	FV	266,800	0	.	.	266,800	266,800
2017	102	FV	248,500	0	.	.	248,500	248,500
2016	102	FV	248,500	0	.	.	248,500	248,500

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
215 MASS AVE CO	63672-358		5/29/2014		254,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Measured	DGM	D Mann
7/17/2015	SQ Returned	MM	Mary M
1/22/2015	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good																			
Sty Ht: 1	- 1 Story			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																			
Frame: 2	- Steel			1/2 Bath:	Rating:																			
Prime Wall: 7	- Brick			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct: 4	- Flat			OTHER FEATURES																				
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Good																			
Color: BRICK				A Kits:	Rating:																			
View / Desir:				Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C	- Average			CONDOS INFORMATION																				
Year Blt: 1966	Eff Yr Blt:			Location:																				
Alt LUC:	Alt %:			Total Units:																				
Jurisdct: G16	Fact: .			Floor: 2 - 2nd Floor																				
Const Mod:				% Own: 1.960000000																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION																				
Avg Ht/FL: 10				Phys Cond: GD - Good	24. %																			
Prim Int Wall: 6	- Average			Functional:																				
Sec Int Wall:				Economic:																				
Partition: T	- Typical			Special:																				
Prim Floors: 3	- Hardwood			Override:																				
Sec Floors: 4	- Carpet			Total: 24.5 %																				
Bsmnt Flr: 3	- Hardwood			CALC SUMMARY																				
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Bsmnt Gar:				Size Adj: 1.51351357				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Electric: 3	- Typical			Const Adj: 1.02479637									GLA	Gross Liv Ar	592	496.330	293,830							
Insulation: 2	- Typical			Adj \$ / SQ: 496.334																				
Int vs Ext: S				Other Features: 33000																				
Heat Fuel: 2	- Gas			Grade Factor: 1.00																				
Heat Type: 3	- Forced H/W			NBHD Inf: 1.45000005																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 473903																				
% Com Wall	% Sprinkled: 0			Depreciation: 116106																				
				Depreciated Total: 357797																				
MOBILE HOME				Make:				Serial #:				Year:				Color:	PARCEL ID 028.A-0003-0009.B				IMAGE			
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:				Total:															